



City of Granite City

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Plan Commission Minutes February 2, 2012

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, February 2, 2012, at 7:00 PM.

PLEDGE and SWEAR-IN/COMMENTS

The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination of the Petitions at their next regularly scheduled meeting on February 21, 2012.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Mark Davis, Jack Taylor, Don Luddeke, Peggy Cunningham and Jim Smith. Also present were: Aldermen Dan McDowell, Zoning Administrator Steve Willaredt and Economic Development Director Jon Ferry. Excused absent Commission members: Frank Greathouse and Mary Jo Akeman.

MINUTES

A Motion to approve the Minutes from the previous meeting (January 5, 2012) was made by Mark Davis and seconded by Don Luddeke. Voice vote. All ayes.

AGENDA

The Chairman read aloud correspondence from Petitioner #3, Jennifer Flores (Attachment A, available upon request). The letter, addressed to Steve Willaredt, Plan Commission Administrator, stated her intent to comply with the request to remove the exterior mural from her building. Mr. Willaredt reported she has begun to paint over the mural and because the issue is resolved he advised Ms. Flores she need not appear before the Commission.

MOTION to amend the Agenda and remove Petitioner 3, Jennifer Flores, APO Art Gallery, 1410/12 Niedringhaus Avenue from the Agenda was made by Jack Taylor and seconded by Shirley Howard. Voice Vote. All ayes.

MOTION to place on file the letter from Jennifer Flores (Attachment A) was made by Jack Taylor and seconded by Jim Smith. Voice vote. All ayes.

COUNCIL REPORT

Alderman Dan McDowell reported the following:

1). The tie vote by the Plan Commission for the Chris & Gina Korte Petition was presented to the City Council. The Petition was discussed and an agreement was made to reduce the number of apartments to be constructed in the former St. Joseph's School Building, located at 2100 Edison Avenue, from 10/12 to 8. The Council approved and granted the Nonconforming Special Use Permit for 8 apartments.

2). Speedy's Tires, 2309 Nameoki Road. New owner's request to continue a commercial retail sales business in a residential district was approved.

3). Lamont Edwards, 620 Niedringhaus Avenue. Request for religious Ministry to operate in a vacant church building in a Planned Unit Development District was approved.

4). John Blasingame, Star Realtors, 1735 Pontoon Road. Request for Special Use Permit to allow a commercial real estate business in a residential district was approved.

5). Shapiro Brothers, Division of MW Recycling, was "continued". Greg Shapiro is to return to the Plan Commission for review on March 1, 2012.

PETITIONER I: **Stephanie Page**
 for Cobra Transmissions
 1221 West Pontoon Road

Stephanie introduced herself and stated her home address is 527 Madison, Woodriver, Illinois. Her position is Manager of Cobra Transmissions. The business wants to intensify use by incorporating auto detailing: washing, waxing and interior cleaning. The Chair asked for questions from the Commission. The Zoning Administrator asked if the work will be done indoor or outdoor. Stephanie answered, all work will be done indoor and drains will be installed. The autos will be hand washed. Their fees will be reasonable and the business hours will remain the same.

The Chair asked for anyone in the audience "for" the request. None voiced. He then asked for anyone "against" the Petition. None voiced.

MOTION by Mark Davis and seconded by Peggy Cunningham to approve the Petitioner's request to intensify the use by including auto detailing: wash, wax and interior cleaning of automobiles. Voice vote. All ayes. Motion carried by unanimous consent.

PETITIONER II: **Kit Gitcho**
 938 & 938 ½ Niedringhaus Avenue

Kit Gitcho introduced himself and stated he is the new owner of the duplex. His Petition is a request to continue use as a duplex. The Zoning Administrator asked the square footage and was told about 500 sq. ft. per unit. Jack Taylor asked where tenants would park their vehicles and was told there are only two apartments and street parking should be adequate.

The Chair asked for anyone in the audience to speak "for" the request, he then asked for those "against". No one voiced an opinion either for, or against, the Petition. No further discussion.

MOTION by Jack Taylor and seconded by Shirley Howard to allow continued use of the dwelling as a duplex in a district zoned C-6 Planned Unit Development. Roll call vote. All ayes. Motion carried by unanimous consent.

PETITIONER III: **Jennifer Flores**
 APO Art Gallery
 1410/12 Niedringhaus Avenue
 Removed from Agenda (as amended).

NEW BUSINESS

The Chairman read a letter addressed to Mayor Hagnauer from Sandy Crites (Attachment B, available upon request). Sandy tendered her resignation, effective immediately, following 15 years of service as a member of the Plan Commission.

MOTION by Mark Davis and seconded by Peggy Cunningham to place the letter on file; and to recommend Sandy be awarded a plaque in recognition for her dedication to the City and the Plan Commission. Roll Call vote. All ayes. Motion carried by unanimous consent.

UNFINISHED BUSINESS

Green Space

Steve Willaredt, the Zoning Administrator, reported he researched language concerning "green space" in the Illinois Department of Transportation's guidelines and found very little on the subject. His recommendation is to incorporate language into the City's Ordinance #3818, Article 6 (Off Street Parking & Loading) Section 6-260 (Landscaping), by adding: **5 ft. of "green space" is required between the parking lot and the public walkway.** The Commission members all agreed. Mr. Willaredt will ask the Assistant City Attorney, Laura Andrews, to add language (highlighted) to Article 6.

Junkyard vs. Scrapyard

The Zoning Administrator referred to Definitions of Scrapyard, Salvage Yard and Junkyard (Attachment C, available upon request). Discussion followed regarding the interpretation of the definitions. The Zoning Administrator will address the issue with the Assistant City Attorney and come up with a draft at the next meeting.

Jon Ferry, Economic Development Director

Jon referred to the distribution (Attachment D available upon request) of the City of Shiloh, Illinois, Article 3-16 Architectural Design & Appearance Standards and commented certain changes have come and are coming to the area of Nameoki and Johnson Roads, two of the city's main thoroughfares. He believes some changes have been really nice, however, there should be a minimum bar of standards for Commercial aesthetics for main thoroughfares.

He stated, on a given day, approximate vehicle traffic on Nameoki Road is 24,000, Madison Avenue is 15,000 and Maryville Road is 12,000. Shiloh's provisions control the monotony of design and apply to new development. Alderman McDowell stated Shiloh's Articles are similar to Granite City's Planned Unit Development plan. The Zoning Administrator added all Developer's are required to present their plans and appear before the Plan Commission for consideration and recommendation to the City Council.

The Administrator agreed with Alderman McDowell's reference to P.U.D. and said the main corridors could be created with sub-districts like HARC (downtown area Historical, Architectural Review Committee). He asked the matter be tabled until the next meeting and Planned Unit Development is the place to start. No further discussion.

Motion to adjourn by Don Luddeke and seconded by Jim Smith. All ayes. Motion carried by unanimous consent.

Respectfully submitted,

Barbara Hawkins

Secretary

Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: February 2, 2012

PETITIONER: Stephanie Page
Cobra Transmissions
1221 West Pontoon Road

MOTION to approve Petitioner's request to intensify use by including auto detailing: wash, wax and interior cleaning of automobiles made by Mark Davis and seconded by Peggy Cunningham.

Voice vote. All ayes. Motion carried by unanimous consent.

PETITIONER: Kit Gitcho
938 & 938 1/2 Niedringhaus Avenue

MOTION by Jack Taylor and seconded by Shirley Howard to allow continued use of the dwelling as a duplex in a District Zoned C-6, Planned Unit Development.

Roll Call Vote:

John Janek	Yes	Shirley Howard	Yes
Mark Davis	Yes	Jack Taylor	Yes
Don Luddeke	Yes	Peggy Cunningham	Yes
Jim Smith	Yes		

Motion carried by unanimous consent.

MOTION to amend the Agenda and remove Petitioner #3, Jennifer Flores, from Hearing. The Zoning Administrator reported the issue of the exterior mural on her building is resolved and Ms. Flores need not appear.

Voice vote. All ayes. Motion carried by unanimous consent.

MOTION to place on file a compliance letter to Zoning Administrator Steve Willaredt from Jennifer Flores dated January 19, 2012.

Voice vote. All ayes. Motion carried by unanimous consent.

MOTION by Mark Davis and seconded by Peggy Cunningham to place on file a resignation letter from Sandy Crites to Mayor Hagnauer and to recommend Sandy be recognized and awarded a plaque for 15 years of dedicated service as a Plan Commission member.

Roll Call Vote:

John Janek	Yes	Shirley Howard	Yes
Mark Davis	Yes	Jack Taylor	Yes
Don Luddeke	Yes	Peggy Cunningham	Yes
Jim Smith	Yes		

Motion carried by unanimous consent.